

NOTES:

1. THE INFORMATION DEPICTED ON THIS PLAN HAS BEEN COMPILED FROM THE TOWN OF LEXINGTON GEOGRAPHIC INFORMATION SYSTEM.
2. A CHANGE IN ZONING DISTRICT DOES OCCUR WITHIN 500 FEET OF THE SUBJECT PROPERTY. THREE PROPERTIES ARE LISTED AS COMMERCIAL DISTRICTS. TWO ARE ZONED AS A NEIGHBORHOOD BUSINESS (CN) THEY ARE 903 AND 915 WALTHAM STREET. THE THIRD 922 WALTHAM STREET IS LISTED AS A PLANNED COMMERCIAL DISTRICT (CD) WHILE THE REMAINDER OF THE PROPERTIES ARE WITHIN THE SINGLE FAMILY (RO) DISTRICT.
3. LAND USE WITHIN 500 FEET OF THE SUBJECT PROPERTY IS PRIMARILY SINGLE FAMILY DWELLINGS. THE EXCEPTIONS ARE A CONDOMINIUM AND APARTMENT COMPLEX IMMEDIATELY TO THE WEST OF THE SUBJECT PROPERTY, TEMPLE EMUNAH TO THE NORTH, A DAY CARE, OFFICE BUILDING AND A GAS STATION TO THE SOUTH WEST.

**331 CONCORD AVENUE
(ASSESSOR'S MAP 10 – LOTS 31A 31B & 31C
ASSESSOR'S MAP 9 – LOTS 11B)
SKETCH SUBDIVISION PLAN SET**

**IN ACCORDANCE WITH SECTION 135-6.9.3 OF THE LEXINGTON
ZONING BY LAW**

**LOCATED IN
LEXINGTON, MASSACHUSETTS**

DATE: APRIL 22, 2016

APPLICANT:

**DOUG ORR
ORR HOMES LLC
35 BEDFORD STREET SUITE 4,
LEXINGTON, MASSACHUSETTS 02420**

RECORD OWNERS:

**RLR REALTY TRUST
TRUSTEE RICHARD CANNIZZO
331 CONCORD AVENUE
LEXINGTON, MASSACHUSETTS 02420
-DEED BOOK 59997, PAGE 561 ***

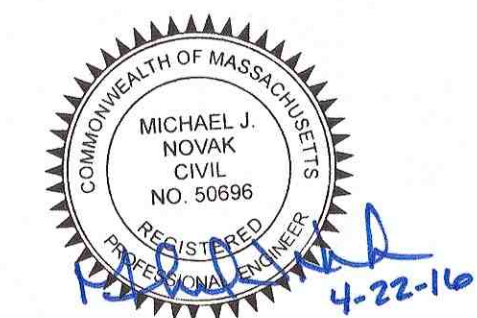
**RONALD & RICHARD CANNIZZO
331 CONCORD AVENUE
LEXINGTON, MASSACHUSETTS 02420
-DEED BOOK 51298, PAGE 522 ***

PREPARED BY:

**MERIDIAN
ASSOCIATES**
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LANDSCAPE ARCHITECT

**GARY LARSON RLA
6 WADMAN CRICLE
LEXINGTON MA 02420**

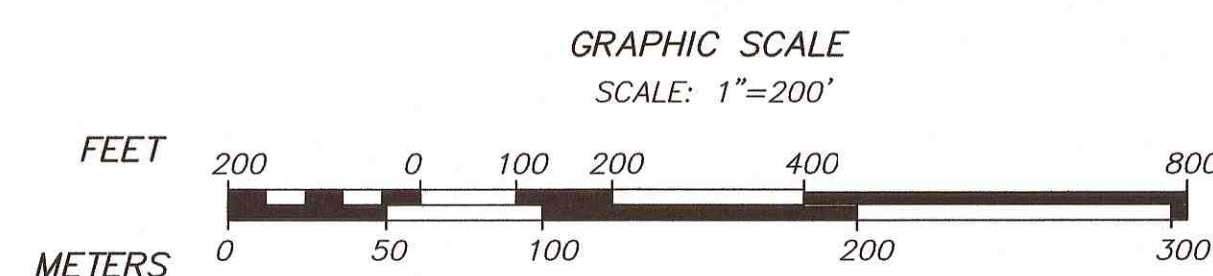


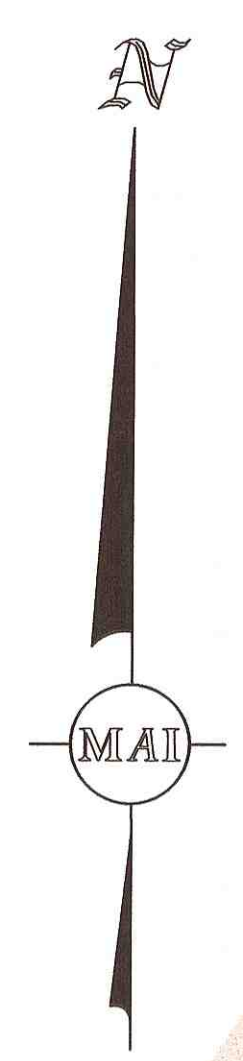
DRAWING INDEX:

SHEET 1	COVER SHEET & LOCUS CONTEXT MAP
SHEET 2	SITE ANALYSIS MAP
SHEET 3	PROOF PLAN
SHEET 4	DENSITY CONTEXT MAP



LOCUS CONTEXT MAP:





- LEGEND:**
- H.P. HIGH POINT
L.P. LOW POINT
- ← DIRECTION OF OVERLAND FLOW
- 15-25% SLOPES
25-40% SLOPES
>40% SLOPES
- ESHGW ESTIMATED SEASONAL HIGH GROUND WATER
- SOIL TYPE DIVIDE

RECORD OWNERS:
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-DEED BOOK 59997, PAGE 561 *

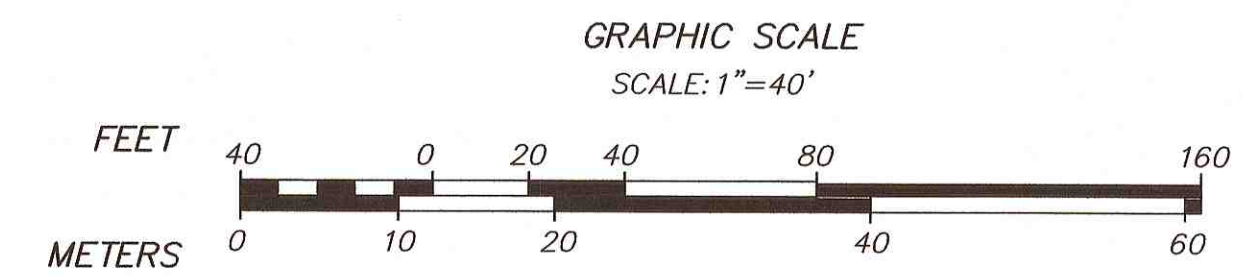
APPLICANTS:
DOUG ORR
ORR HOMES LLC
35 BEDFORD STREET SUITE 4,
LEXINGTON, MASSACHUSETTS 02420

*DENOTES DOCUMENTS RECORDED
AT THE MIDDLESEX SOUTH
REGISTRY OF DEEDS.

- NOTES:**
1. THE SOLE PURPOSE OF THIS PLAN SET IS TO COMPLY WITH SECTION 135-6.9.3 OF THE TOWN OF LEXINGTON ZONING BY LAW.
 2. THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM THE TOWN OF LEXINGTON ONLINE GIS MAPPING.
 3. THE SUBJECT PROPERTIES DEPICTED ARE LOCATED WITHIN THE RO ZONING DISTRICT.
 4. THE SUBJECT PROPERTIES ARE DEPICTED AS LOTS 31A, 31B AND 31C ON THE TOWN OF LEXINGTON ASSESSOR'S MAP 10 AND LOT 11B ON THE TOWN OF LEXINGTON ASSESSOR'S MAP 9.
 5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST.
 6. THE LOCUS PROPERTY IS LOCATED IN FLOOD ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA FLOOD INSURANCE RATE MAP NUMBER 25017C0411E DATED JUNE 4, 2010.
 7. THE SOURCE OF NOISE AFFECTING THE SITE AND ABUTTING SITES IS THE TRAFFIC FLOW ALONG KITSON PARK DRIVE AND CONCORD AVENUE.
 8. THERE ARE NO HISTORICALLY OR ARCHITECTURALLY SIGNIFICANT STRUCTURES LOCATED ON THE SITE.

SOILS INFORMATION:
SOILS INFORMATION DERIVED FROM THE USDA NATURAL RESOURCES CONSERVATION SERVICE SOIL SURVEY OF MIDDLESEX COUNTY, MASSACHUSETTS, URL: <http://websoilsurvey.nrcs.usda.gov>.

SOIL TYPE	HYDROLOGIC SOIL GROUP	TYPICAL DEPTH TO ESHGW
NARRAGANSETT-HOLLIS-ROCK OUTCROP COMPLEX	GROUP A	MORE THAN 80"
HOLLIS-ROCK OUTCROP-CHARLTON COMPLEX	GROUP D	MORE THAN 80"



5686-DWG. 331 Concord Ave SITE ANALYSIS PLAN

REVISIONS				
NO.	DATE	DESCRIPTION	BY	CHK'D

4-22-16

331 CONCORD AVENUE
SITE ANALYSIS MAP
LOCATED IN
LEXINGTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

PREPARED FOR
ORR HOMES, LLC

SCALE: 1"= 40' DATE: APRIL 22, 2016

MERIDIAN ASSOCIATES
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SHEET No. 2 OF 4 PROJECT No. 5686

NOTES:

1. THE SOLE PURPOSE OF THIS PLAN SET IS TO COMPLY WITH SECTION 135-6.9.3 OF THE TOWN OF LEXINGTON ZONING BY LAW.
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6. THE LOCUS PROPERTY IS LOCATED IN FLOOD ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA FLOOD INSURANCE RATE MAP NUMBER 25017C0411E DATED JUNE 4, 2010.

MINOR RESIDENTIAL STREET:

NUMBER OF DWELLING UNITS SERVED: 7 PROPOSED
WIDTH OF PROPOSED RIGHT-OF-WAY: 40' (40' MIN. REQUIRED)
MINIMUM PAVEMENT WIDTH: 20' (20' REQUIRED)
MAXIMUM GRADE: 8% (MAX. PERMITTED: 8%)
MAXIMUM GRADE WITHIN 75' OF INTERSECTIONS: 2% (MAX. PERMITTED 2%)
PROPOSED RADIUS OF RIGHT-OF-WAY ROUNDING: 25' (MIN. PERMITTED: 25')
LENGTH OF RIGHT-OF-WAY: 650± (MAX. PERMITTED: 650')

TABLE OF DIMENSIONAL REQUIREMENTS:

ZONE: R0

ITEM	REQUIREMENT
MIN. LOT AREA	30,000 S.F.
MIN. FRONTAGE	150'
BUILDING SETBACKS:	
FRONT YARD	30'
SIDE/REAR YARD	15'

GROSS FLOOR AREA (GFA) CHART
FOR A SITE SENSITIVE DEVELOPMENT
AT 331 CONCORD AVE

LOT #	MAX. ALLOWABLE GFA (S.F.)
LOT 1	9,735
LOT 2	9,366
LOT 3	9,408
LOT 4	9,378
LOT 5	9,358
LOT 6	10,552
LOT 7	11,984
TOTAL	69,625

TABLE OF DEVELOPMENTAL DATA

TOTAL ASSESSED LAND AREA OF DEVELOPMENT 6.22 AC. (MAP 10, LOT 31A-C & MAP 9, LOT 11B)

TOTAL CALCULATED LAND AREA OF DEVELOPMENT 238,507± SF (MAP 10, LOT 31A-C & MAP 9, LOT 11B) (SEE NOTE BELOW)

TOTAL ONSITE DEVELOPABLE SITE AREA 238,507± SF

TOTAL AREA WITHIN PROPOSED ROW 31,952± SF

TOTAL AREA OF IMPERVIOUS SURFACES WITHIN PROPOSED ROWS 21,333± SF

(TOTAL AREA OF LOTS IN PROOF PLAN = TOTAL CALCULATED LAND AREA OF DEVELOPMENT - TOTAL AREA WITHIN PROPOSED ROW = (238,507 - 31,952) = 206,555 SF

206,071 SF x 0.12 = 24,787 SF

24,787 SF + (TOTAL IMPERVIOUS AREA WITHIN ROW OF PROOF PLAN) = (24,787 + 21,333) = 46,120 SF

TOTAL IMPERVIOUS SURFACE AREA ALLOWABLE IN A BALANCED HOUSING DEVELOPMENT OR A SITE SENSITIVE DEVELOPMENT = 46,120 SF.

NOTE:

THE CALCULATED AREAS DEPICTED ON THIS PLAN FOR THE EXISTING LOT ARE BASED OFF THE TOWN OF LEXINGTON ONLINE GIS MAPPING SYSTEM. THESE AREAS ARE SUBJECT TO MODIFICATION PRIOR TO A DEFINITIVE SUBDIVISION APPLICATION.

SPECIAL PERMIT SUBDIVISION CALCULATIONS

TYPE OF SPECIAL PERMIT RESIDENTIAL DEVELOPMENT	MAXIMUM GROSS FLOOR AREA (SF)	NO. OF DWELLINGS	MAXIMUM AMOUNT OF IMPERVIOUS SURFACES (SF)	MAXIMUM SITE COVERAGE (SF)	MINIMUM COMMON OPEN SPACE REQUIRED (SF)
SITE SENSITIVE	VARIABLE (SEE GFA CHART)	7	46,120	18,590	NOT REQUIRED
BALANCED HOUSING	50,400	NO LIMIT*	46,120	NO LIMIT	78,707
PUBLIC BENEFIT	60,480	NO LIMIT**	55,344***	NO LIMIT	78,707

* 25% OF UNITS MUST HAVE GFA ≤ 2,700 SF AND 50% OF UNITS MUST HAVE GFA ≤ 3,500 SF.

** SAME GFA LIMITS AS BALANCED HOUSING PLUS 10% OF TOTAL UNITS MUST BE AFFORDABLE HOUSING.

*** 20% GREATER THAN THAT ALLOWED IN AN SSD OR BHD

331 CONCORD AVENUE

SKETCH PROOF PLAN OF LAND
LOCATED IN
LEXINGTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

PREPARED FOR
ORR HOMES, LLC
SCALE: 1" = 40' DATE: APRIL 22, 2016

MERIDIAN ASSOCIATES

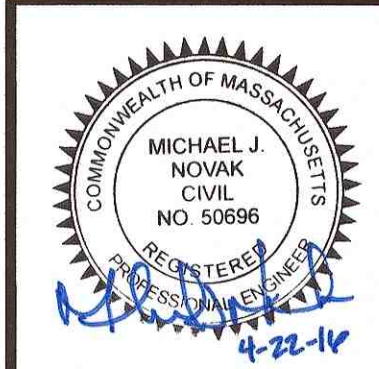
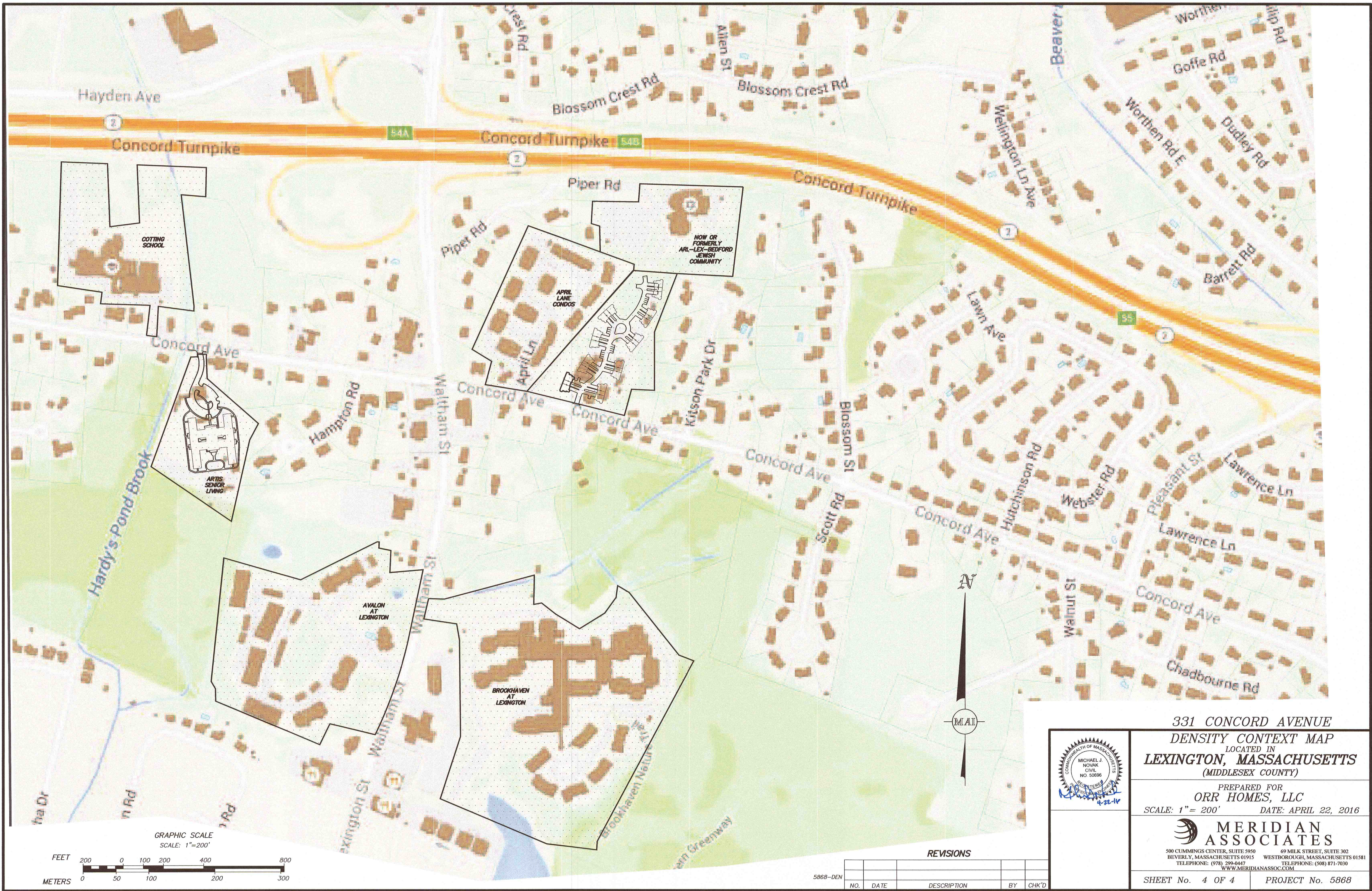
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SHEET No. 3 OF 4 PROJECT No. 5868

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D

5886-DWG. 331 Concord Ave Sketch



331 CONCORD AVENUE
DENSITY CONTEXT MAP
LOCATED IN
LEXINGTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

PREPARED FOR
ORR HOMES, LLC
SCALE: 1" = 200' DATE: APRIL 22, 2016

MERIDIAN ASSOCIATES
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SHEET No. 4 OF 4 PROJECT No. 5868

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D

5868-DEN